

Regent Road, Brightlingsea
CO7 0NL
£625,000 Freehold

Town & Country
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- EDWARDIAN DETACHED FAMILY HOUSE ON APPROX 1/4 ACRE PLOT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- THREE LEVELS
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM

- EN-SUITE TO PRINCIPAL BEDROOM
- GARDEN ROOM/CONSERVATORY
- 29FT GARAGE + OFFICE/STUDIO/GYM
- AMPLE OFF ROAD PARKING
- GENEROUS REAR GARDEN

****A MOST ELEGANT AND IMPOSING DETACHED BAY FRONTED EDWARDIAN HOME LOCATED IN THIS FAVOURED RESIDENTIAL LOCATION****

A fantastic opportunity to acquire this prominent four bedroom, two reception room detached house stacked full of charm and character.

This lovely property is set out over three floors. The ground floor opens into a traditional Edwardian styled tiled hallway with a sympathetic cloakroom just to one side. The living room has a feature Bay window and central fireplace forming a warm focal point. The second reception room, ideal for a dining area or a second reception, is adjacent. The kitchen is set out with a breakfast area and retains the character of the period, whilst allowing access to a garden room/conservatory for those lazy Sunday afternoons.

The first floor leads to three generous bedrooms and a family bathroom. The top floor is accessed via a second staircase to a landing with a door to a principal suite with a spacious main bedroom. Velux style windows also give distant views to significant parts of the area, whilst an En-suite Bathroom provides that all important second bathroom.

The residence occupies a plot of approaching a quarter of an acre, with ample off road parking. A longer than average garage (29ft) which has access to a room used as an office, however would also potentially form a studio or gym. There is also a further handy storage room, with up and over door to the rear. The



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Front entrance door with original Stain Glass retained. Georgian style tiled flooring, stair flight to first floor landing and storage cupboard under stairs (with frosted window to front elevation), radiator.

LIVING ROOM

13' 9" x 12' 3" (4.19m x 3.73m)

Coved cornice with ceiling rose, picture rail. Sealed unit Bay window to front elevation, fire surround inset open grate. Timber flooring, two radiators.

DINING ROOM/SECOND RECEPTION

13' 9" x 12' 3" (4.19m x 3.73m)

Coved cornice with ceiling rose, picture rail. Fireplace with fire alcove, wooden flooring, two radiators. Glazed double doors to conservatory/garden room.

GARDEN ROOM/CONSERVATORY

11' 6" x 10' 4" (3.50m x 3.15m)

Polycarbonate style roofing, sealed units windows to rear elevation, door to rear garden and door to garage.

KITCHEN/BREAKFAST ROOM

23' 7" x 6' 3" (7.18m x 1.90m)

Two sealed unit sash windows to side elevation, window to rear elevation. One and a quarter inset sink unit to work top and cupboards under. Wall mounted matching cupboards. Stainless steel filter hood over range cooker area, space for fridge/freezer. Built-in boiler cupboard, integrated washing machine and integrated dishwasher. Tiled flooring, two radiators.

CLOAKROOM

Sash window to side elevation, picture rail. Low level WC and wash hand basin with vanity cupboard. Heated towel radiator, wood laminate flooring.



FIRST FLOOR LANDING

Sealed unit sash window to front elevation, picture rail, radiator. Staircase to second floor Landing.

BEDROOM TWO

13' 9" x 12' 3" (4.19m x 3.73m)

Two sealed unit windows to front elevation, picture rail. Wood laminate flooring, radiator.

BEDROOM THREE

13' 9" x 12' 3" (4.19m x 3.73m)

Sealed unit sash style window to rear elevation, picture rail. Fire surround, wood laminate flooring, radiator.

BEDROOM FOUR

9' 10" x 6' 7" (2.99m x 2.01m)

Sealed unit sash style window to rear elevation, wood laminate flooring, radiator.

FAMILY BATHROOM

8' 2" x 6' 3" (2.49m x 1.90m)

Recessed lighting, drop light switch, sealed unit sash style window to side elevation. Low level WC, pedestal wash hand basin and panel bath with shower unit over and shower screen. Tiled walls, wood laminate flooring, radiator.

SECOND FLOOR LANDING

Double glazed Velux style window, wooden flooring.

PRINCIPAL BEDROOM

16' 1" x 14' 9" (4.90m x 4.49m)

A bank of three Velux style windows to rear elevation, two Velux style windows to front elevation. Wall to wall fitted wardrobe cupboards. Oak flooring, radiator. Door to eaves storage.

EN-SUITE BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m)

Recessed lighting, extractor fan, double glazed Velux style window to rear elevation. Low level WC, wash hand basin with mixer tap and vanity cupboard under, panel bath with hand grips and mixer tap and corner shower with shower unit and curved screen doors. Tiled walls and tiled flooring, heated towel radiator.

FRONT GARDEN

Set behind attractive railings with stone and shingle areas. Driveway providing ample off road parking and access to garage.

GARAGE/OFFICE/STORE

28' 10" x 6' 7" (8.78m x 2.01m)

Garage: Up and over door, power and lighting connected, personal door to conservatory/garden room. Access to:

Office/Studio/Gym (12'10" x 10'4") Double glazed window to side elevation. Power and lighting, wood laminate flooring. Door to:

Garage/Store Area: (13'9" x 10'4") Further area to the rear with up and over door to garden, window to side elevation. Power and lighting.

REAR GARDEN

South easterly in orientation, established and generous in size. Paved patio area, laid mainly to lawn, with an abundance of planting, shrubs and trees. Further patio area, timber shed, summer house.

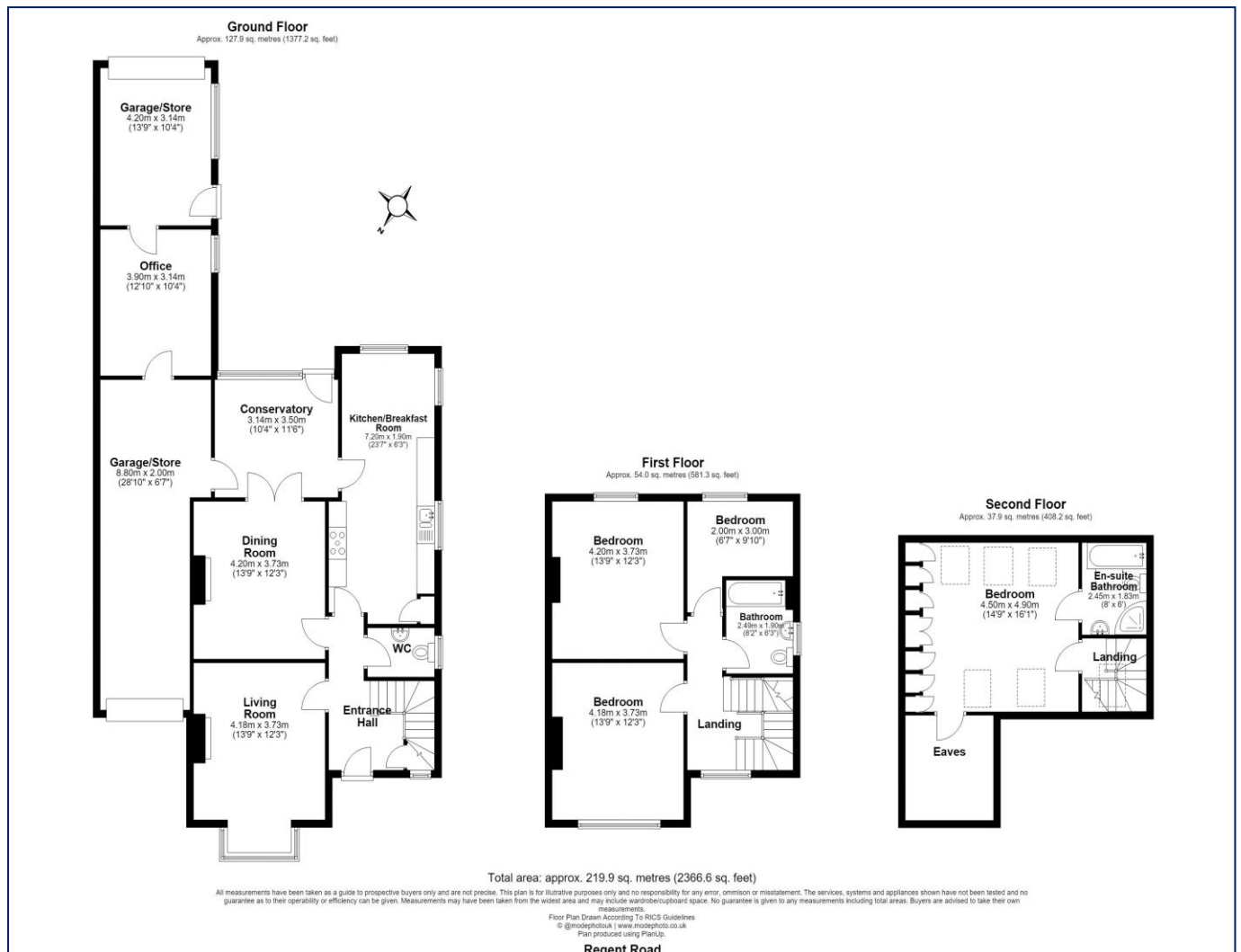
AGENT'S NOTE

There is an Electric Car Charging Point (OMHE) at the property.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.